



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-107997-25

In the matter of: 301, 409 MAIN ST E
NORTH BAY ON P1B1B6

Between: Main Street (No. 15) Inc. Landlord

And

Christina Perron Tenant

Main Street (No. 15) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Perron (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 26, 2026.

The Landlord Representative Paula Peroni and the Tenant Christina Perron attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,830.00. It is due on the 1st day of each month.
3. The rent arrears owing to February 28, 2026 are \$2,360.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$2,546.00.
6. For the months of March, April, May, June, July, and August 2026, the lawful monthly rent shall be paid in two (2) separate installments, due according to the schedule set out below, rather than on the first (1st) day of each month:

Amount of Rent Payment	Rent Due Date	Amount of Rent Payment	Rent Due Date
1. \$915.00	March 3, 2017	8. \$915.00	June 8, 2026
2. \$915.00	March 17, 2026	9. \$915.00	June 22, 2026
3. \$915.00	April 13, 2026	10. \$915.00	July 6, 2026
4. \$915.00	April 27, 2026	11. \$915.00	July 20, 2026
5. \$915.00	May 11, 2026	12. \$915.00	August 3, 2026
6. \$915.00	May 25, 2026	13. \$915.00	August 17, 2026

Commencing September 1, 2026, and thereafter, the lawful monthly rent shall be due on the first (1st) day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,546.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Payment Due Date	Amount of Payment	Payment Due Date
7. \$200.00	March 3, 2017	14. \$200.00	June 22, 2026
8. \$200.00	March 17, 2026	15. \$200.00	July 6, 2026
9. \$200.00	April 13, 2026	16. \$200.00	July 20, 2026
10. \$200.00	April 27, 2026	17. \$200.00	August 3, 2026
11. \$200.00	May 11, 2026	18. \$200.00	August 17, 2026
12. \$200.00	May 25, 2026	19. \$146.00	September 3, 2026
13. \$200.00	June 8, 2026		

3. The Tenant shall also pay the Landlord the new rent, in full and on time, as it becomes due for the period of **March 2026 to August 2026**, in accordance with the payment schedule set out in **paragraph 6 of the Agreed Facts** in this order, or until the arrears are paid in full whichever is earliest.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

March 5, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.